

**Proposed Substitute  
Bill No. 4**

*January Session, 2023*

LCO No. 5025

**AN ACT CONCERNING CONNECTICUT'S PRESENT AND FUTURE  
HOUSING NEEDS.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1       Section 1. Section 47a-23 of the general statutes is repealed and the  
2       following is substituted in lieu thereof (*Effective October 1, 2023*):

3       (a) When the owner or lessor, or the owner's or lessor's legal  
4       representative, or the owner's or lessor's attorney-at-law, or in-fact,  
5       desires to obtain possession or occupancy of any land or building, any  
6       apartment in any building, any dwelling unit, any trailer, or any land  
7       upon which a trailer is used or stands, and (1) when a rental agreement  
8       or lease of such property, whether in writing or by parol, terminates for  
9       any of the following reasons: (A) By lapse of time; (B) by reason of any  
10      expressed stipulation therein; (C) violation of the rental agreement or  
11      lease or of any rules or regulations adopted in accordance with section  
12      47a-9 or 21-70; (D) nonpayment of rent within the grace period provided  
13      for residential property in section 47a-15a, as amended by this act, or  
14      21-83; (E) nonpayment of rent when due for commercial property; (F)  
15      violation of section 47a-11 or subsection (b) of section 21-82; (G)  
16      nuisance, as defined in section 47a-32, or serious nuisance, as defined in  
17      section 47a-15 or 21-80; or (2) when such premises, or any part thereof,  
18      is occupied by one who never had a right or privilege to occupy such  
19      premises; or (3) when one originally had the right or privilege to occupy  
20      such premises but such right or privilege has terminated; or (4) when an  
21      action of summary process or other action to dispossess a tenant is  
22      authorized under subsection (b) of section 47a-23c for any of the

23 following reasons: (A) Refusal to agree to a fair and equitable rent  
24 increase, as defined in subsection (c) of section 47a-23c, (B) permanent  
25 removal by the landlord of the dwelling unit of such tenant from the  
26 housing market, or (C) bona fide intention by the landlord to use such  
27 dwelling unit as such landlord's principal residence; or (5) when a farm  
28 employee, as described in section 47a-30, or a domestic servant,  
29 caretaker, manager or other employee, as described in subsection (b) of  
30 section 47a-36, occupies such premises furnished by the employer and  
31 fails to vacate such premises after employment is terminated by such  
32 employee or the employer or after such employee fails to report for  
33 employment, such owner or lessor, or such owner's or lessor's legal  
34 representative, or such owner's or lessor's attorney-at-law, or in-fact,  
35 shall give notice to each lessee or occupant to quit possession or  
36 occupancy of such land, building, apartment or dwelling unit, at least  
37 three days before the termination of the rental agreement or lease, if any,  
38 or before the time specified in the notice for the lessee or occupant to  
39 quit possession or occupancy.

40 (b) The notice shall be in writing substantially in the following form:  
41 "I (or we) hereby give you notice that you are to quit possession or  
42 occupancy of the (land, building, apartment or dwelling unit, or of any  
43 trailer or any land upon which a trailer is used or stands, as the case may  
44 be), now occupied by you at (here insert the address, including  
45 apartment number or other designation, as applicable), on or before the  
46 (here insert the date) for the following reason (here insert the reason or  
47 reasons for the notice to quit possession or occupancy using the  
48 statutory language or words of similar import, also the date and place  
49 of signing notice). A.B.". If the owner or lessor, or the owner's or lessor's  
50 legal representative, attorney-at-law or attorney-in-fact knows of the  
51 presence of an occupant but does not know the name of such occupant,  
52 the notice for such occupant may be addressed to such occupant as "John  
53 Doe", "Jane Doe" or some other alias which reasonably characterizes the  
54 person to be served.

55 (c) A copy of such notice shall be delivered to each lessee or occupant

56 or left at such lessee's or occupant's place of residence or, if the rental  
57 agreement or lease concerns commercial property, at the place of the  
58 commercial establishment by a proper officer or indifferent person.  
59 Delivery of such notice may be made on any day of the week.

60 (d) With respect to a month-to-month or a week-to-week tenancy of  
61 a dwelling unit, a notice to quit possession based on nonpayment of rent  
62 shall, upon delivery, terminate the rental agreement for the month or  
63 week in which the notice is delivered, convert the month-to-month or  
64 week-to-week tenancy to a tenancy at sufferance and provide proper  
65 basis for a summary process action notwithstanding that such notice  
66 was delivered in the month or week after the month or week in which  
67 the rent is alleged to be unpaid.

68 (e) A termination notice required pursuant to federal law and  
69 regulations may be included in or combined with the notice required  
70 pursuant to this section and such inclusion or combination does not  
71 thereby render the notice required pursuant to this section equivocal,  
72 provided the rental agreement or lease shall not terminate until after the  
73 date specified in the notice for the lessee or occupant to quit possession  
74 or occupancy or the date of completion of the pretermination process,  
75 whichever is later. A use and occupancy disclaimer may be included in  
76 or combined with such notice, provided that such disclaimer does not  
77 take effect until after the date specified in the notice for the lessee or  
78 occupant to quit possession or occupancy or the date of the completion  
79 of the pretermination process, whichever is later. Such inclusion or  
80 combination does not thereby render the notice required pursuant to  
81 this section equivocal. Such disclaimer shall be in substantially the  
82 following form: "Any payments tendered after the date specified to quit  
83 possession or occupancy, or the date of the completion of the  
84 pretermination process if that is later, will be accepted for use and  
85 occupancy only and not for rent, with full reservation of rights to  
86 continue with the eviction action."

87 (f) Notwithstanding the provisions of subsection (a) of this section,

88 no owner or lessor, and no owner's or lessor's legal representative, or  
89 the owner's or lessor's attorney-at-law or attorney-in-fact, shall, between  
90 December first and March thirty-first of any year, deliver or cause to be  
91 delivered a notice to quit possession for any reason set forth in this  
92 chapter or chapter 812, except for serious nuisance as defined in section  
93 47a-15.

94       Sec. 2. Section 47a-42 of the general statutes is repealed and the  
95 following is substituted in lieu thereof (*Effective October 1, 2023*):

96       (a) Whenever a judgment is entered against a defendant pursuant to  
97 section 47a-26, 47a-26a, 47a-26b or 47a-26d for the recovery of  
98 possession or occupancy of residential property, such defendant and  
99 any other occupant bound by the judgment by subsection (a) of section  
100 47a-26h shall forthwith remove himself or herself, such defendant's or  
101 occupant's possessions and all personal effects unless execution has  
102 been stayed pursuant to sections 47a-35 to 47a-41, inclusive. If execution  
103 has been stayed, such defendant or occupant shall forthwith remove  
104 himself or herself, such defendant's or occupant's possessions and all  
105 personal effects upon the expiration of any stay of execution. If the  
106 defendant or occupant has not so removed himself or herself upon entry  
107 of a judgment pursuant to section 47a-26, 47a-26a, 47a-26b or 47a-26d,  
108 and upon expiration of any stay of execution, the plaintiff may obtain  
109 an execution upon such summary process judgment, and the defendant  
110 or other occupant bound by the judgment by subsection (a) of section  
111 47a-26h and the possessions and personal effects of such defendant or  
112 other occupant may be removed by a state marshal, pursuant to such  
113 execution, and delivered to the place of storage designated by the chief  
114 executive officer for such purposes.

115       (b) Before any such removal, the state marshal charged with  
116 executing upon any such judgment of eviction shall give the chief  
117 executive officer of the town twenty-four [hours] hours' notice of the  
118 eviction, stating the date, time and location of such eviction as well as a  
119 general description, if known, of the types and amount of property to

120 be removed from the premises and delivered to the designated place of  
121 storage. Before giving such notice to the chief executive officer of the  
122 town, the state marshal shall use reasonable efforts to locate and notify  
123 the defendant of the date and time such eviction is to take place and of  
124 the possibility of a sale pursuant to subsection (c) of this section. Such  
125 notice shall include service upon each defendant and upon any other  
126 person in occupancy, either personally or at the premises, of a true copy  
127 of the summary process execution. Such execution shall be on a form  
128 prescribed by the Judicial Department, shall be in clear and simple  
129 language and in readable format, and shall contain, in addition to other  
130 notices given to the defendant in the execution, a conspicuous notice, in  
131 large boldface type, that a person who claims to have a right to continue  
132 to occupy the premises should immediately contact an attorney, and  
133 clear instructions as to how and where the defendant may reclaim any  
134 possessions and personal effects removed and stored pursuant to this  
135 section, including a telephone number that may be called to arrange  
136 release of such possessions and personal effects.

137 (c) Whenever the possessions and personal effects of a defendant are  
138 removed by a state marshal under this section, such possessions and  
139 effects shall be delivered by such marshal to the designated place of  
140 storage. The plaintiff shall pay the state marshal for such removal in  
141 accordance with the provisions of subsection (b) of section 52-261. Such  
142 removal and delivery shall be at the expense of the defendant and may  
143 be recovered by the plaintiff. If such possessions and effects are not  
144 reclaimed by the defendant and the expense of such storage is not paid  
145 to the chief executive officer within fifteen days after such eviction, the  
146 chief executive officer shall sell the same at public auction, after using  
147 reasonable efforts to locate and notify the defendant of such sale and  
148 after posting notice of such sale for one week on the public signpost  
149 nearest to the place where the eviction was made, if any, or at some  
150 exterior place near the office of the town clerk. The chief executive  
151 officer shall deliver to the defendant the net proceeds of such sale, if any,  
152 after deducting a reasonable charge for storage of such possessions and  
153 effects. If the defendant does not demand the net proceeds within thirty

154 days after such sale, the chief executive officer shall turn over the net  
155 proceeds of the sale to the town treasury.

156 (d) Notwithstanding the provisions of this section, no state marshal  
157 may remove a defendant or occupant, or such defendant or occupant's  
158 possessions and effects, between December first and March thirty-first  
159 of any year unless the judgment of eviction binding upon such  
160 defendant or occupant to be executed by such marshal was entered due  
161 to serious nuisance, as defined in section 47a-15, by such defendant or  
162 occupant.

163 Sec. 3. (NEW) (*Effective October 1, 2023*) (a) As used in this section,  
164 "tenant screening report" means a credit report, a criminal background  
165 report, an employment history report or a rental history report, or any  
166 combination thereof, used by a landlord to determine the suitability of  
167 a prospective tenant.

168 (b) No landlord may demand from a prospective tenant any  
169 payment, fee or charge for the processing, review or acceptance of any  
170 rental application, or demand any other payment, fee or charge before  
171 or at the beginning of the tenancy, except a security deposit pursuant to  
172 section 47a-21 of the general statutes or a fee for a tenant screening  
173 report as provided by subsection (c) of this section.

174 (c) A landlord may charge a fee for a tenant screening report  
175 concerning a prospective tenant if the fee for such tenant screening  
176 report is not more than the actual cost paid by the landlord for such  
177 report. The landlord shall waive any fee for such report if the  
178 prospective tenant provides the landlord with a copy of a tenant  
179 screening report concerning the prospective tenant that was conducted  
180 within thirty days of the prospective tenant's rental application and that  
181 is satisfactory to the landlord.

182 (d) A landlord may not collect a tenant screening report fee from a  
183 prospective tenant until the landlord provides the prospective tenant  
184 with (1) a copy of the tenant screening report, and (2) a copy of the

185 receipt or invoice from the entity conducting the tenant screening report  
186 concerning the prospective tenant.

187 Sec. 4. Subsection (a) of section 47a-4 of the general statutes is  
188 repealed and the following is substituted in lieu thereof (*Effective October*  
189 *1, 2023*):

190 (a) A rental agreement shall not provide that the tenant: (1) Agrees to  
191 waive or forfeit rights or remedies under this chapter and sections 47a-  
192 21, 47a-23 to 47a-23b, inclusive, as amended by this act, 47a-26 to 47a-  
193 26g, inclusive, 47a-35 to 47a-35b, inclusive, 47a-41a, 47a-43 and 47a-46,  
194 or under any section of the general statutes or any municipal ordinance  
195 unless such section or ordinance expressly states that such rights may  
196 be waived; (2) authorizes the landlord to confess judgment on a claim  
197 arising out of the rental agreement; (3) agrees to the exculpation or  
198 limitation of any liability of the landlord arising under law or to  
199 indemnify the landlord for that liability or the costs connected  
200 therewith; (4) agrees to waive his right to the interest on the security  
201 deposit pursuant to section 47a-21; (5) agrees to permit the landlord to  
202 dispossess him without resort to court order; (6) consents to the distraint  
203 of his property for rent; (7) agrees to pay the landlord's attorney's fees  
204 in excess of fifteen per cent of any judgment against the tenant in any  
205 action in which money damages are awarded; (8) agrees to pay a late  
206 charge prior to the expiration of the grace period set forth in section 47a-  
207 15a, as amended by this act, or to pay rent in a reduced amount if such  
208 rent is paid prior to the expiration of such grace period; (9) agrees to pay  
209 a late charge on rent payments made subsequent to such grace period,  
210 in an amount exceeding the amounts set forth in section 47a-15a, as  
211 amended by this act; or [(9)] (10) agrees to pay a heat or utilities  
212 surcharge if heat or utilities is included in the rental agreement.

213 Sec. 5. Section 47a-15a of the general statutes is repealed and the  
214 following is substituted in lieu thereof (*Effective October 1, 2023*):

215 (a) If rent is unpaid when due and the tenant fails to pay rent within  
216 nine days thereafter or, in the case of a one-week tenancy, within four

217 days thereafter, the landlord may terminate the rental agreement in  
218 accordance with the provisions of sections 47a-23 to 47a-23b, inclusive,  
219 as amended by this act.

220 (b) If a rental agreement contains a valid written agreement to pay a  
221 late charge in accordance with subsection (a) of section 47a-4, as  
222 amended by this act, a landlord may assess a tenant such a late charge  
223 on a rent payment made subsequent to the grace period set forth in  
224 subsection (a) of this section in accordance with this section. Such late  
225 charge may not exceed the lesser of (1) five dollars per day, up to a  
226 maximum of twenty-five dollars, or (2) five per cent of the delinquent  
227 rent payment or, in the case of a rental agreement paid in whole or in  
228 part by a governmental or charitable entity, five per cent of the tenant's  
229 share of the delinquent rent payment. The landlord may not assess more  
230 than one late charge upon a delinquent rent payment, regardless of how  
231 long the rent remains unpaid. Any rent payments received by the  
232 landlord shall be applied first to the most recent rent payment due.

233 Sec. 6. Subsections (a) and (b) of section 47a-6a of the general statutes  
234 are repealed and the following is substituted in lieu thereof (*Effective*  
235 *October 1, 2023*):

236 (a) As used in this section, (1) "address" means a location as described  
237 by the full street number, if any, the street name, the city or town, and  
238 the state, and not a mailing address such as a post office box, (2)  
239 "dwelling unit" means any house or building, or portion thereof, which  
240 is rented, leased or hired out to be occupied, or is arranged or designed  
241 to be occupied, or is occupied, as the home or residence of one or more  
242 persons, living independently of each other, and doing their cooking  
243 upon the premises, and having a common right in the halls, stairways  
244 or yards, (3) "agent in charge" means one who manages real estate,  
245 including, but not limited to, the collection of rents and supervision of  
246 property, (4) "controlling participant" means [an individual or entity  
247 that exercises day-to-day financial or operational control] a natural  
248 person who is not a minor and who, directly or indirectly and through



249 any contract, arrangement, understanding or relationship, exercises  
250 substantial control of, or owns greater than twenty-five per cent of, a  
251 corporation, partnership, trust or other legally recognized entity owning  
252 rental real property in the state, and (5) "project-based housing  
253 provider" means a property owner who contracts with the United States  
254 Department of Housing and Urban Development to provide housing to  
255 tenants under the federal Housing Choice Voucher Program, 42 USC  
256 1437f(o).

257 (b) Any municipality may require the nonresident owner or project-  
258 based housing provider of occupied or vacant rental real property to  
259 [maintain on file in the office of] report to the tax assessor, or other  
260 municipal office designated by the municipality, the current residential  
261 address of the nonresident owner or project-based housing provider of  
262 such property [,] if the nonresident owner or project-based housing  
263 provider is an individual, or the current residential address of the agent  
264 in charge of the building [,] if the nonresident owner or project-based  
265 housing provider is a corporation, partnership, trust or other legally  
266 recognized entity owning rental real property in the state. [In the case  
267 of a] If the nonresident owners or project-based housing [provider, such  
268 information] providers are a corporation, partnership, trust or other  
269 legally recognized entity owning rental real property in the state, such  
270 report shall also include identifying information and the current  
271 residential address of each controlling participant associated with the  
272 property. [, except that, if such controlling participant is a corporation,  
273 partnership, trust or other legally recognized entity, the project-based  
274 housing provider shall include the identifying information and the  
275 current residential address of an individual who exercises day-to-day  
276 financial or operational control of such entity.] If such residential  
277 address changes, notice of the new residential address shall be provided  
278 by such nonresident owner, project-based housing provider or agent in  
279 charge of the building to the office of the tax assessor or other designated  
280 municipal office not more than twenty-one days after the date that the  
281 address change occurred. If the nonresident owner, project-based  
282 housing provider or agent fails to file an address under this section, the

283 address to which the municipality mails property tax bills for the rental  
284 real property shall be deemed to be the nonresident owner, project-  
285 based housing provider or agent's current address. Such address may  
286 be used for compliance with the provisions of subsection (c) of this  
287 section.

288       Sec. 7. (NEW) (*Effective October 1, 2023*) The Commissioner of  
289 Housing shall, within existing appropriations, develop standardized  
290 rental agreement forms that may be used by landlords and tenants in  
291 the state. Such forms shall contain the essential terms of a rental  
292 agreement between any landlord and any tenant, be designed to be  
293 easily read and understood and shall include plain language  
294 explanations of all terms and conditions of the agreement, including,  
295 but not limited to, rent, fees, deposits and other charges. The  
296 commissioner shall make such forms available in both English and  
297 Spanish and shall post such forms on the Department of Housing's  
298 Internet web site not later than July 1, 2024, and shall revise such forms  
299 from time to time at the commissioner's discretion.

300       Sec. 8. Section 47a-58 of the general statutes is repealed and the  
301 following is substituted in lieu thereof (*Effective October 1, 2023*):

302       (a) Any enforcing agency may issue a notice of violation to any  
303 person who violates any provision of this chapter or a provision of a  
304 local housing code. If an enforcing agency issues an order to a registrant,  
305 such order may be delivered in accordance with section 7-148ii,  
306 provided nothing in this section shall preclude an enforcing agency  
307 from providing notice in another manner permitted by applicable law.  
308 Such notice shall specify each violation and specify the last day by which  
309 such violation shall be corrected. The date specified shall not be less than  
310 three weeks from the date of mailing of such notice, provided that in the  
311 case of a condition, which in the judgment of the enforcing agency is or  
312 in its effect is dangerous or detrimental to life or health, the date  
313 specified shall not be more than five days from the date of mailing of  
314 such notice. The enforcing agency may postpone the last day by which

315 a violation shall be corrected upon a showing by the owner or other  
316 responsible person that he has begun to correct the violation but that  
317 full correction of the violation cannot be completed within the time  
318 provided because of technical difficulties, inability to obtain necessary  
319 materials or labor or inability to gain access to the dwelling unit wherein  
320 the violation exists.

321 (b) When the owner or other responsible person has corrected such  
322 violation, the owner or other responsible person shall promptly, but not  
323 later than two weeks after such correction, report to the enforcing  
324 agency in writing, indicating the date when each violation was  
325 corrected. It shall be presumed that the violation was corrected on the  
326 date so indicated, unless a subsequent inspection by the enforcing  
327 agency again reveals the existence of the condition giving rise to the  
328 earlier notice of violation.

329 (c) Any person who fails to correct any violation prior to the date set  
330 forth in the notice of violation shall be subject to a cumulative civil  
331 penalty of five dollars per day for each violation from the date set for  
332 correction in the notice of violation to the date such violation is  
333 corrected, except that in any case, the penalty shall not exceed one  
334 hundred dollars per day and the total penalty shall not exceed seven  
335 thousand five hundred dollars. The penalty may be collected by the  
336 enforcing agency by action against the owner or other responsible  
337 person or by an action against the real property. An action against the  
338 owner may be joined with an action against the real property.

339 (d) In addition to the penalties specified in this section, the enforcing  
340 agency may enforce the provisions of this chapter or a local housing  
341 code by injunctive relief pursuant to chapter 916.

342 (e) (1) Any penalty imposed by an enforcing agency pursuant to the  
343 provisions of subsection (c) of this section, and remaining unpaid for a  
344 period of sixty days after its due date, shall constitute a lien upon the  
345 real property against which the penalty was imposed, provided a notice  
346 of violation is recorded in the land records and indexed in the name of

347 the property owner no later than thirty days after the penalty was  
348 imposed.

349 (2) Each such notice of violation shall be effective from the time of the  
350 recording on the land records. Each lien shall take precedence over all  
351 transfers and encumbrances recorded after such time.

352 (3) Any municipal lien pursuant to the provisions of this section may  
353 be foreclosed in the same manner as a mortgage.

354 (4) Any municipal lien pursuant to this section may be discharged or  
355 dissolved in the manner provided in sections 49-35a to 49-37, inclusive.

356 (f) Any enforcing agency imposing a penalty pursuant to subsection  
357 (c) of this section shall maintain a current record of all properties with  
358 respect to which such penalty remains unpaid in the office of such  
359 agency. Such record shall be available for inspection by the public.

360 (g) Each enforcing agency empowered to enforce any provision of  
361 this chapter or any provision of a local housing code shall create and  
362 make available housing code violation complaint forms, written in both  
363 English and Spanish, for use by any occupant of a dwelling unit seeking  
364 to file a complaint against the owner of such unit, or other responsible  
365 party, concerning such violations.

366 Sec. 9. (NEW) (*Effective October 1, 2023*) (a) As used in this section:

367 (1) "Commissioner" means the Commissioner of Housing.

368 (2) "Eligible workforce housing opportunity development project" or  
369 "project" means a project for the construction or substantial  
370 rehabilitation of rental housing (A) located within an opportunity zone  
371 in this state, (B) designated under subsection (e) of this section for  
372 certain professions that work within the municipality in which the  
373 project is located and for low and moderate income families and  
374 individuals, and (C) that may incorporate renewable energy technology  
375 and be transit-oriented.

376 (3) "Substantial rehabilitation" means either (A) the costs of any  
377 repair, replacement or improvement to a building that exceeds twenty-  
378 five per cent of the value of such building after the completion of all  
379 such repairs, replacements or improvements, or (B) the replacement of  
380 two or more of the following: (i) Roof structures, (ii) ceilings, (iii) wall  
381 or floor structures, (iv) foundations, (v) plumbing systems, (vi) heating  
382 and air conditioning systems, or (vii) electrical systems.

383 (4) "Opportunity zone" means an area designated as a qualified  
384 opportunity zone pursuant to the Tax Cuts and Jobs Act of 2017, P.L.  
385 115-97, as amended from time to time.

386 (5) "Eligible developer" or "developer" means (A) a nonprofit  
387 corporation; (B) any business corporation incorporated pursuant to  
388 chapter 601 of the general statutes, (i) having as one of its purposes the  
389 construction, rehabilitation, ownership or operation of housing, and (ii)  
390 either certified under this section or having articles of incorporation  
391 approved by the commissioner in accordance with regulations adopted  
392 pursuant to section 8-79a or 8-84 of the general statutes; (C) any  
393 partnership, limited partnership, limited liability partnership, joint  
394 venture, trust, limited liability company or association, (i) having as one  
395 of its purposes the construction, rehabilitation, ownership or operation  
396 of housing, and (ii) either certified under this section or having basic  
397 documents of organization approved by the commissioner in  
398 accordance with regulations adopted pursuant to section 8-79a or 8-84  
399 of the general statutes; (D) a housing authority; or (E) a municipal  
400 developer.

401 (6) "Authority" or "housing authority" means any of the public  
402 corporations created by section 8-40 of the general statutes, and the  
403 Connecticut Housing Authority when exercising the rights, powers,  
404 duties or privileges of, or subject to the immunities or limitations of,  
405 housing authorities pursuant to section 8-121 of the general statutes.

406 (7) "Nonprofit corporation" means a nonprofit corporation  
407 incorporated pursuant to chapter 602 of the general statutes or any

408 predecessor statutes thereto, having as one of its purposes the  
409 construction, rehabilitation, ownership or operation of housing and  
410 having articles of incorporation approved by the Commissioner of  
411 Housing in accordance with regulations adopted pursuant to section 8-  
412 79a or 8-84 of the general statutes or certified under this section.

413 (8) "Municipal developer" means a municipality that has not declared  
414 by resolution a need for a housing authority pursuant to section 8-40 of  
415 the general statutes, acting by and through its legislative body.  
416 "Municipal developer" means the board of selectmen if such board is  
417 authorized to act as the municipal developer by the town meeting or  
418 representative town meeting.

419 (9) "Low and moderate income families and individuals" means  
420 families or individuals who lack the amount of income necessary, as  
421 determined by the Commissioner of Housing, to enable them to rent  
422 mixed-income housing without financial assistance.

423 (10) "Market rate" means the rental income that such property would  
424 most probably command on the open market as indicated by present  
425 rentals in the opportunity zone being paid for comparable space.

426 (b) There is established a workforce housing opportunity  
427 development program to be administered by the Department of  
428 Housing under which individuals or entities who make cash  
429 contributions to an eligible developer for an eligible workforce housing  
430 opportunity development project located in a federally designated  
431 opportunity zone may be allowed a credit against the tax due under  
432 chapter 208 or 229 of the general statutes in an amount equal to the  
433 amount specified by the commissioner under this section. Any  
434 developer of a workforce housing opportunity development project  
435 shall be allowed an exemption from any fees under section 29-263 of the  
436 general statutes, as amended by this act, and any eligible workforce  
437 housing opportunity development project shall be assessed using the  
438 capitalization of net income method under subsection (b) of section 12-  
439 63b of the general statutes, as amended by this act.

440 (c) The Commissioner of Housing shall determine eligibility criteria  
441 for such program and establish an application process for the program.  
442 The Department of Housing shall commence accepting applications for  
443 such program not later than January 1, 2024. A developer may apply to  
444 the Department of Housing for certification as a developer qualified to  
445 receive cash investments eligible for a tax credit pursuant to this section  
446 in a manner and form prescribed by the commissioner. To the extent  
447 feasible, any eligible workforce housing opportunity development  
448 project shall incorporate renewable energy or other technology in order  
449 to lower utility costs for the tenants and be transit-oriented. Any eligible  
450 workforce housing opportunity development project once constructed  
451 or substantially rehabilitated shall be rented as follows: (1) Fifty per cent  
452 of the units shall be rented at the market rate, (2) forty per cent of the  
453 units shall be rented to the workforce population designated under  
454 subsection (e) of this section, where such project is located at a rent not  
455 exceeding twenty per cent of the prevailing rent of the opportunity zone  
456 where such development is located, and (3) ten per cent of the units shall  
457 be rented to families or individuals of low and moderate income  
458 receiving rental assistance under chapter 128 or 319uu of the general  
459 statutes or 42 USC 1437f, as amended from time to time. The program  
460 shall provide for a method of selecting persons satisfying such income  
461 criteria to rent such units of housing from among a pool of applicants,  
462 which method shall not discriminate on the basis of race, creed, color,  
463 national origin, ancestry, sex, gender identity or expression, age or  
464 physical or intellectual disability.

465 (d) A workforce housing opportunity development project shall be  
466 scheduled for completion not more than three years after the date of  
467 approval by the Department of Housing. Each developer of a workforce  
468 housing opportunity development project shall submit to the  
469 commissioner quarterly progress reports and a final report upon  
470 completion, in a manner and form prescribed by the commissioner. If a  
471 workforce housing opportunity development project fails to be  
472 completed on or before three years from the date of approval of such  
473 project, or at any time the commissioner determines that a project is

474 unlikely to be completed, the commissioner may request the Attorney  
475 General to reclaim any remaining funds contributed to the project by  
476 individuals or entities under subsection (b) of this section and, upon  
477 receipt of any such remaining funds, the commissioner shall reallocate  
478 such funds to another eligible project.

479 (e) The developer shall obtain the approval of the zoning commission,  
480 as defined in section 8-13m of the general statutes, of the municipality  
481 and of any other applicable municipal agency for the proposed  
482 workforce housing opportunity development project. After all such  
483 approvals are granted, the municipality may, not later than thirty days  
484 after such approval, by vote of its legislative body or, in a municipality  
485 where the legislative body is a town meeting, by vote of the board of  
486 selectmen, designate the workforce population that forty per cent of the  
487 project shall be dedicated to. Such designation may include volunteer  
488 firefighters, teachers, police officers, emergency medical personnel or  
489 other professions of persons working in the municipality. If the  
490 municipality does not vote within such time period, the developer shall  
491 designate the workforce population.

492 (f) For taxable income years commencing on or after January 1, 2025,  
493 the Commissioner of Revenue Services shall grant a credit against the  
494 tax imposed under chapter 208 or 229 of the general statutes, other than  
495 the liability imposed by section 12-707 of the general statutes, in an  
496 amount equal to the amount specified by the Commissioner of Housing  
497 in a tax credit voucher issued by the Commissioner of Housing pursuant  
498 to subsection (g) of this section.

499 (g) (1) The Commissioner of Housing shall administer a system of tax  
500 credit vouchers within the resources, requirements and purposes of this  
501 section, for individuals and entities making cash contributions to an  
502 eligible developer for an eligible workforce housing opportunity  
503 development project. Such voucher may be used as a credit against the  
504 tax to which such individual or entity is subject under chapter 208 or 229  
505 of the general statutes, other than the liability imposed by section 12-707



506 of the general statutes.

507 (2) In no event shall the total amount of all tax credits allowed to all  
508 individuals or entities pursuant to the provisions of this section exceed  
509 five million dollars in any one fiscal year.

510 (3) No tax credit shall be granted to any individual or entity for any  
511 individual amount contributed of less than two hundred fifty dollars.

512 (4) Any tax credit not used in the taxable income year during which  
513 the cash contribution was made may be carried forward or backward  
514 for the five immediately succeeding or preceding taxable or income  
515 years until the full credit has been allowed.

516 (5) If an entity claiming a credit under this section is an S corporation  
517 or an entity treated as a partnership for federal income tax purposes, the  
518 credit may be claimed by the entity's shareholders or partners. If the  
519 entity is a single member limited liability company that is disregarded  
520 as an entity separate from its owner, the credit may be claimed by such  
521 limited liability company's owner, provided such owner is subject to the  
522 tax imposed under chapter 208 or 229 of the general statutes.

523 (h) The Commissioner of Housing shall adopt regulations in  
524 accordance with the provisions of chapter 54 of the general statutes to  
525 implement the provisions of this section, including, but not limited to,  
526 the conditions for certification of a developer applying for assistance  
527 under this section.

528 Sec. 10. Section 12-63b of the general statutes is repealed and the  
529 following is substituted in lieu thereof (*Effective October 1, 2023, and*  
530 *applicable to assessment years commencing on or after October 1, 2023*):

531 (a) The assessor or board of assessors in any town, at any time, when  
532 determining the present true and actual value of real property as  
533 provided in section 12-63, which property is used primarily for the  
534 purpose of producing rental income, exclusive of such property used  
535 solely for residential purposes, containing not more than six dwelling

536 units and in which the owner resides, shall determine such value on the  
537 basis of an appraisal which shall include to the extent applicable with  
538 respect to such property, consideration of each of the following methods  
539 of appraisal: (1) Replacement cost less depreciation, plus the market  
540 value of the land, (2) capitalization of net income based on market rent  
541 for similar property, and (3) a sales comparison approach based on  
542 current bona fide sales of comparable property. The provisions of this  
543 section shall not be applicable with respect to any housing assisted by  
544 the federal or state government except any such housing for which the  
545 federal assistance directly related to rent for each unit in such housing  
546 is no less than the difference between the fair market rent for each such  
547 unit in the applicable area and the amount of rent payable by the tenant  
548 in each such unit, as determined under the federal program providing  
549 for such assistance.

550 (b) In the case of an eligible workforce housing opportunity  
551 development project, as defined in section 9 of this act, the assessor shall  
552 use the capitalization of net income method based on the actual rent  
553 received for the property.

554 ~~[(b)]~~ (c) For purposes of subdivision (2) of subsection (a) of this  
555 section and, generally, in its use as a factor in any appraisal with respect  
556 to real property used primarily for the purpose of producing rental  
557 income, the term "market rent" means the rental income that such  
558 property would most probably command on the open market as  
559 indicated by present rentals being paid for comparable space. In  
560 determining market rent the assessor shall consider the actual rental  
561 income applicable with respect to such real property under the terms of  
562 an existing contract of lease at the time of such determination.

563 Sec. 11. Section 8-395 of the general statutes is repealed and the  
564 following is substituted in lieu thereof (*Effective October 1, 2023*):

565 (a) As used in this section, (1) "business firm" means any business  
566 entity authorized to do business in the state and subject to the  
567 corporation business tax imposed under chapter 208, or any company

568 subject to a tax imposed under chapter 207, or any air carrier subject to  
569 the air carriers tax imposed under chapter 209, or any railroad company  
570 subject to the railroad companies tax imposed under chapter 210, or any  
571 regulated telecommunications service, express, cable or community  
572 antenna television company subject to the regulated  
573 telecommunications service, express, cable and community antenna  
574 television companies tax imposed under chapter 211, or any utility  
575 company subject to the utility companies tax imposed under chapter  
576 212, [and] (2) "nonprofit corporation" means a nonprofit corporation  
577 incorporated pursuant to chapter 602 or any predecessor statutes  
578 thereto, having as one of its purposes the construction, rehabilitation,  
579 ownership or operation of housing and having articles of incorporation  
580 approved by the executive director of the Connecticut Housing Finance  
581 Authority in accordance with regulations adopted pursuant to section  
582 8-79a or 8-84, (3) "workforce housing development project" or "project"  
583 means the construction or substantial rehabilitation of dwelling units for  
584 rental housing where (A) ten per cent of the units are affordable  
585 housing, (B) forty per cent of the units are rented to the workforce  
586 population designated by the developer, in consultation with the  
587 municipality where such project is located, at a rent not exceeding  
588 twenty per cent of the prevailing rent of the area where such  
589 development is located, and (C) fifty per cent of the units are rented at  
590 a market rate and includes, but is not limited to, an eligible workforce  
591 housing opportunity development project, as defined in section 9 of this  
592 act, (4) "affordable housing" means rental housing for which persons  
593 and families pay thirty per cent or less of their annual income, where  
594 such income is less than or equal to the area median income for the  
595 municipality in which such housing is located, as determined by the  
596 United States Department of Housing and Urban Development, (5)  
597 "substantial rehabilitation" means either (A) the costs of any repair,  
598 replacement or improvement to a building that exceeds twenty-five per  
599 cent of the value of such building after the completion of all such repairs,  
600 replacements or improvements, or (B) the replacement of two or more  
601 of the following: (i) Roof structures, (ii) ceilings, (iii) wall or floor

602 structures, (iv) foundations, (v) plumbing systems, (vi) heating and air  
603 conditioning systems, or (vii) electrical systems, and (6) "market rate"  
604 means the rental income that such unit would most probably command  
605 on the open market as indicated by present rentals being paid for  
606 comparable space in the area where the unit is located.

607 (b) The Commissioner of Revenue Services shall grant a credit against  
608 [any] the tax [due] imposed under [the provisions of] chapter 207, 208,  
609 209, 210, 211 or 212 in an amount equal to the amount specified by the  
610 Connecticut Housing Finance Authority in any tax credit voucher  
611 issued by said authority pursuant to subsection (c) of this section.

612 (c) The Connecticut Housing Finance Authority shall administer a  
613 system of tax credit vouchers within the resources, requirements and  
614 purposes of this section, for business firms making cash contributions to  
615 housing programs developed, sponsored or managed by a nonprofit  
616 corporation, as defined in subsection (a) of this section, which benefit  
617 low and moderate income persons or families which have been  
618 approved prior to the date of any such cash contribution by the  
619 authority, including, but not limited to, contributions for a workforce  
620 housing development project. Such vouchers may be used as a credit  
621 against any of the taxes to which such business firm is subject and which  
622 are enumerated in subsection (b) of this section. For taxable or income  
623 years commencing on or after January 1, 1998, to be eligible for approval  
624 a housing program shall be scheduled for completion not more than  
625 three years from the date of approval. For taxable or income years  
626 commencing on or after January 1, 2024, to be eligible for approval, a  
627 workforce housing development project shall be scheduled for  
628 completion not more than three years from the date of approval. Each  
629 program or developer of a workforce housing development project shall  
630 submit to the authority quarterly progress reports and a final report  
631 upon completion, in a manner and form prescribed by the authority. If  
632 a program or workforce housing development project fails to be  
633 completed [after] on or before three years from the date of approval of  
634 the project, or at any time the authority determines that a program or

635 project is unlikely to be completed, the authority may reclaim any  
636 remaining funds contributed by business firms and reallocate such  
637 funds to another eligible program or project.

638 (d) No business firm shall receive a credit pursuant to both this  
639 section and chapter 228a in relation to the same cash contribution.

640 (e) Nothing in this section shall be construed to prevent two or more  
641 business firms from participating jointly in one or more programs or  
642 projects under the provisions of this section. Such joint programs or  
643 projects shall be submitted, and acted upon, as a single program or  
644 project by the business firms involved.

645 (f) No tax credit shall be granted to any business firm for any  
646 individual amount contributed of less than two hundred fifty dollars.

647 (g) Any tax credit not used in the [period] taxable income year during  
648 which the cash contribution was made may be carried forward or  
649 backward for the five immediately succeeding or preceding taxable or  
650 income years until the full credit has been allowed.

651 (h) In no event shall the total amount of all tax credits allowed to all  
652 business firms pursuant to the provisions of this section exceed ten  
653 million dollars in any one fiscal year, provided, each year until the date  
654 sixty days after the date the Connecticut Housing Finance Authority  
655 publishes the list of housing programs or workforce housing  
656 development projects that will receive tax credit reservations, two  
657 million dollars of the total amount of all tax credits under this section  
658 shall be set aside for permanent supportive housing initiatives  
659 established pursuant to section 17a-485c, and one million dollars of the  
660 total amount of all tax credits under this section shall be set aside for  
661 workforce housing, as defined by the Connecticut Housing Finance  
662 Authority through written procedures adopted pursuant to subsection  
663 (k) of this section. Each year, on or after the date sixty days after the date  
664 the Connecticut Housing Finance Authority publishes the list of  
665 housing programs or projects that will receive tax credit reservations,

666 any unused portion of such tax credits shall become available for any  
667 housing program or project eligible for tax credits pursuant to this  
668 section.

669 (i) No organization conducting a housing program or [programs]  
670 project eligible for funding with respect to which tax credits may be  
671 allowed under this section shall be allowed to receive an aggregate  
672 amount of such funding for any such program or [programs] project in  
673 excess of five hundred thousand dollars for any fiscal year.

674 (j) Nothing in this section shall be construed to prevent a business  
675 firm from making any cash contribution to a housing program or project  
676 to which tax credits may be applied which cash contribution may result  
677 in the business firm having a limited equity interest in the program or  
678 project.

679 (k) The Connecticut Housing Finance Authority, with the approval of  
680 the Commissioner of Revenue Services, shall adopt written procedures  
681 in accordance with section 1-121 to implement the provisions of this  
682 section. Such procedures shall include provisions for issuing tax credit  
683 vouchers for cash contributions to housing programs or projects based  
684 on a system of ranking housing programs. In establishing such ranking  
685 system, the authority shall consider the following: (1) The readiness of  
686 the project to be built; (2) use of the funds to build or rehabilitate a  
687 specific housing project or to capitalize a revolving loan fund providing  
688 low-cost loans for housing construction, repair or rehabilitation to  
689 benefit persons of very low, low and moderate income; (3) the extent the  
690 project will benefit families at or below twenty-five per cent of the area  
691 median income and families with incomes between twenty-five per cent  
692 and fifty per cent of the area median income, as defined by the United  
693 States Department of Housing and Urban Development; (4) evidence of  
694 the general administrative capability of the nonprofit corporation to  
695 build or rehabilitate housing; (5) evidence that any funds received by  
696 the nonprofit corporation for which a voucher was issued were used to  
697 accomplish the goals set forth in the application; and (6) with respect to

698 any income year commencing on or after January 1, 1998: (A) Use of the  
699 funds to provide housing opportunities in urban areas and the impact  
700 of such funds on neighborhood revitalization; and (B) the extent to  
701 which tax credit funds are leveraged by other funds.

702 (l) Vouchers issued or reserved by the Department of Housing under  
703 the provisions of this section prior to July 1, 1995, shall be valid on and  
704 after July 1, 1995, to the same extent as they would be valid under the  
705 provisions of this section in effect on June 30, 1995.

706 (m) The credit which is sought by the business firm shall first be  
707 claimed on the tax return for such business firm's taxable income or year  
708 during which the cash contribution to which the tax credit voucher  
709 relates was paid.

710 Sec. 12. Section 29-263 of the general statutes is repealed and the  
711 following is substituted in lieu thereof (*Effective October 1, 2023*):

712 (a) Except as provided in subsection (h) of section 29-252a and the  
713 State Building Code adopted pursuant to subsection (a) of section 29-  
714 252, after October 1, 1970, no building or structure shall be constructed  
715 or altered until an application has been filed with the building official  
716 and a permit issued. Such application shall be filed in person, by mail or  
717 electronic mail, in a manner prescribed by the building official. Such  
718 permit shall be issued or refused, in whole or in part, within thirty days  
719 after the date of an application. No permit shall be issued except upon  
720 application of the owner of the premises affected or the owner's  
721 authorized agent. No permit shall be issued to a contractor who is  
722 required to be registered pursuant to chapter 400, for work to be  
723 performed by such contractor, unless the name, business address and  
724 Department of Consumer Protection registration number of such  
725 contractor is clearly marked on the application for the permit, and the  
726 contractor has presented such contractor's certificate of registration as a  
727 home improvement contractor. Prior to the issuance of a permit and  
728 within said thirty-day period, the building official shall review the plans  
729 of buildings or structures to be constructed or altered, including, but not

730 limited to, plans prepared by an architect licensed pursuant to chapter  
731 390, a professional engineer licensed pursuant to chapter 391 or an  
732 interior designer registered pursuant to chapter 396a acting within the  
733 scope of such license or registration, to determine their compliance with  
734 the requirements of the State Building Code and, where applicable, the  
735 local fire marshal shall review such plans to determine their compliance  
736 with the Fire Safety Code. Such plans submitted for review shall be in  
737 substantial compliance with the provisions of the State Building Code  
738 and, where applicable, with the provisions of the Fire Safety Code.

739 (b) On and after July 1, 1999, the building official shall assess an  
740 education fee on each building permit application. During the fiscal year  
741 commencing July 1, 1999, the amount of such fee shall be sixteen cents  
742 per one thousand dollars of construction value as declared on the  
743 building permit application and the building official shall remit such  
744 fees quarterly to the Department of Administrative Services, for deposit  
745 in the General Fund. Upon deposit in the General Fund, the amount of  
746 such fees shall be credited to the appropriation to the Department of  
747 Administrative Services and shall be used for the code training and  
748 educational programs established pursuant to section 29-251c and the  
749 educational programs required in subsections (a) and (b) of section 29-  
750 262. On and after July 1, 2000, the assessment shall be made in  
751 accordance with regulations adopted pursuant to subsection (d) of  
752 section 29-251c. All fees collected pursuant to this subsection shall be  
753 maintained in a separate account by the local building department.  
754 During the fiscal year commencing July 1, 1999, the local building  
755 department may retain two per cent of such fees for administrative costs  
756 incurred in collecting such fees and maintaining such account. On and  
757 after July 1, 2000, the portion of such fees which may be retained by a  
758 local building department shall be determined in accordance with  
759 regulations adopted pursuant to subsection (d) of section 29-251c. No  
760 building official shall assess such education fee on a building permit  
761 application to repair or replace a concrete foundation that has  
762 deteriorated due to the presence of pyrrhotite.



763 (c) Any municipality may, by ordinance adopted by its legislative  
764 body, exempt Class I renewable energy source projects from payment  
765 of building permit fees imposed by the municipality.

766 (d) Notwithstanding any municipal charter, home rule ordinance or  
767 special act, no municipality shall collect an application fee on a building  
768 permit application to repair or replace a concrete foundation that has  
769 deteriorated due to the presence of pyrrhotite.

770 (e) Notwithstanding any municipal charter, home rule ordinance or  
771 special act, no municipality shall collect any fee for a building permit  
772 application for the construction or substantial rehabilitation of (1) an  
773 eligible workforce housing opportunity development project, as defined  
774 in section 9 of this act, or (2) a workforce housing development project,  
775 as defined in section 8-395, as amended by this act.

776 Sec. 13. (NEW) (*Effective October 1, 2023, and applicable to assessment*  
777 *years commencing on or after October 1, 2023*) The legislative body of any  
778 municipality or, in a municipality where the legislative body is a town  
779 meeting, the board of selectmen may, by ordinance, exempt from real  
780 property tax any workforce housing development project, as defined in  
781 section 8-395 of the general statutes, as amended by this act, to the extent  
782 of seventy per cent of its valuation for purposes of assessment in each  
783 of the seven full assessment years following the assessment year in  
784 which the construction or substantial rehabilitation, as defined in  
785 section 8-395 of the general statutes, as amended by this act, is  
786 completed.

787 Sec. 14. (NEW) (*Effective October 1, 2023*) (a) Beginning with the fiscal  
788 year commencing July 1, 2025, the Secretary of the Office of Policy and  
789 Management shall pay a state grant in lieu of taxes to any municipality  
790 that has opted to partially exempt from real property tax a workforce  
791 housing development project under section 13 of this act and submitted  
792 an application for such grant. A municipality shall apply for such grant  
793 annually on a form and in a manner prescribed by the secretary. On or  
794 before January first, annually, the Secretary of the Office of Policy and

795 Management shall determine the amount due to such municipality, in  
796 accordance with this section.

797 (b) Any grant payable to any municipality that applies for a grant  
798 under the provisions of this section shall be equal to seventy per cent of  
799 the property taxes that, except for any exemption applicable to any such  
800 housing authority property under the provisions of chapter 128 of the  
801 general statutes, would have been paid with respect to such exempt real  
802 property on the assessment list in such municipality for the assessment  
803 date two years prior to the commencement of the state fiscal year in  
804 which such grant is payable, for a maximum of seven assessment years.  
805 The amount of the grant payable to each municipality in any year in  
806 accordance with this section shall be reduced proportionately in the  
807 event that the total of such grants in such year exceeds the amount  
808 appropriated for the purposes of this section with respect to such year.

809 Sec. 15. (NEW) (*Effective October 1, 2023*) The Connecticut Housing  
810 Finance Authority shall develop and administer a program of mortgage  
811 assistance for (1) developers for the construction or substantial  
812 rehabilitation of eligible workforce housing opportunity development  
813 projects, as defined in section 9 of this act, and (2) developers for the  
814 construction or substantial rehabilitation of workforce housing  
815 development projects, as defined in section 8-395 of the general statutes,  
816 as amended by this act. In making mortgage assistance available under  
817 the program, the authority shall utilize any appropriate housing  
818 subsidies.

819 Sec. 16. (*Effective from passage*) The Department of Housing shall,  
820 within available appropriations, conduct a study on methods to (1)  
821 increase housing options for apprentices and other newly hired  
822 employees, and (2) enable such apprentices and other newly hired  
823 employees to reside in the municipalities in which they work. Not later  
824 than January 1, 2024, the Commissioner of Housing shall submit a  
825 report, in accordance with the provisions of section 11-4a of the general  
826 statutes, to the joint standing committee of the General Assembly

827 having cognizance of matters relating to housing. Such report shall  
828 include recommendations on methods to increase such housing options  
829 and any legislation necessary to implement such recommendations.

830 Sec. 17. (NEW) (*Effective October 1, 2023*) (a) As used in this section:

831 (1) "Affordable housing deed restrictions" means deed restrictions  
832 filed on the land records of the municipality, containing covenants or  
833 restrictions that require the dwelling units in a multifamily building to  
834 be sold or rented only to low-income residents;

835 (2) "Environmental justice community" has the same meaning  
836 provided in section 22a-20a of the general statutes;

837 (3) "Family violence" has the same meaning as provided in section  
838 46b-38a of the general statutes; and

839 (4) "Low-income resident" means, after adjustments for family size,  
840 individuals or families whose income is not greater than eighty per cent  
841 of (A) the state median income, or (B) the area median income,  
842 whichever is less, for the area in which the resident resides, as  
843 determined by the United States Department of Housing and Urban  
844 Development.

845 (b) The Commissioner of Energy and Environmental Protection, in  
846 coordination with the Commissioner of Housing, shall establish a pilot  
847 program to provide grants for retrofitting projects for multifamily  
848 residences built before 1980 and located in environmental justice  
849 communities that (1) improve the energy efficiency of such residences,  
850 including, but not limited to, the installation of heat pumps, solar power  
851 generating systems, improved roofing, storm doors and windows and  
852 improved insulation, or (2) remediate health and safety concerns, such  
853 as mold, vermiculite, asbestos, lead and radon.

854 (c) On and after January 1, 2024, the Commissioner of Energy and  
855 Environmental Protection shall accept applications, in a form to be  
856 specified by the commissioner, from any owner of a residential dwelling

857 unit for a grant under the program. Any such grant may be awarded to  
858 an owner of a residential dwelling unit that is (1) subject to binding  
859 affordable housing deed restrictions, (2) not owner-occupied, and (3)  
860 occupied by a tenant, or if vacant, to be occupied by a tenant not more  
861 than one hundred eighty days after the award of such grant. If such  
862 dwelling unit is not occupied within one hundred eighty days of the  
863 award of the grant, the amount of funds received by the owner under  
864 such grant shall be paid to the commissioner by the owner.

865 (d) The Commissioner of Energy and Environmental Protection shall  
866 prioritize the awarding of grants that benefit any resident or prospective  
867 resident who is (1) a low-income resident, (2) a veteran, (3) a victim of  
868 family violence, or (4) experiencing homelessness or who has  
869 experienced homelessness.

870 (e) The commissioner shall exclude from the program any owner of a  
871 residential dwelling unit determined by the commissioner to be in  
872 violation of chapter 830 of the general statutes.

873 (f) The sum of two hundred million dollars is appropriated to the  
874 program from the General Fund for each of five fiscal years, beginning  
875 in the fiscal year ending June 30, 2024.

876 (g) On or before October 1, 2027, the commissioner shall file a report,  
877 in accordance with the provisions of section 11-4a of the general statutes,  
878 with the joint standing committee of the General Assembly having  
879 cognizance of matters relating to housing (1) analyzing the success of  
880 the pilot program, and (2) recommending whether a permanent  
881 program should be established in the state and, if so, any proposed  
882 legislation for such program.

883 (h) The pilot program established pursuant to this section shall  
884 terminate on September 30, 2028.

885 Sec. 18. (*Effective from passage*) The Commissioner of Housing shall,  
886 within available appropriations, establish a pilot program to provide

887 temporary housing for (1) persons experiencing homelessness, or (2)  
888 veterans who need respite care. Such program shall be implemented in  
889 not fewer than three municipalities, each with a population of not less  
890 than seventy-five thousand, and shall provide not fewer than twenty  
891 housing units for eligible persons who need respite care because they  
892 are recovering from injury or illness. The commissioner shall establish  
893 eligibility criteria for persons eligible to participate in the pilot program.  
894 The commissioner may contract with one or more nonprofit  
895 organizations to administer the program. Not later than January 1, 2025,  
896 the commissioner shall submit a report on the pilot program, in  
897 accordance with the provisions of section 11-4a of the general statutes,  
898 to the joint standing committee of the General Assembly having  
899 cognizance of matters relating to housing. The pilot program shall  
900 terminate on January 1, 2025.

901       Sec. 19. (*Effective from passage*) (a) There is established a task force to  
902 study the potential growth of affordable housing in the state through  
903 the conversion of underutilized commercial and retail properties,  
904 including, but not limited to, shopping malls, hotels and warehouses,  
905 into such housing.

906       (b) The task force shall consist of the following members:

907       (1) Two appointed by the speaker of the House of Representatives,  
908 one of whom represents an affordable housing advocacy organization;

909       (2) Two appointed by the president pro tempore of the Senate, one of  
910 whom represents a community development corporation;

911       (3) One appointed by the majority leader of the House of  
912 Representatives;

913       (4) One appointed by the majority leader of the Senate;

914       (5) One appointed by the minority leader of the House of  
915 Representatives, who represents retail or commercial property owners;

916 (6) One appointed by the minority leader of the Senate, who  
917 represents a local chamber of commerce;

918 (7) The Commissioner of Housing, or the commissioner's designee;  
919 and

920 (8) The Commissioner of Economic and Community Development,  
921 or the commissioner's designee.

922 (c) Any member of the task force appointed under subdivision (1),  
923 (2), (3), (4), (5) or (6) of subsection (b) of this section may be a member  
924 of the General Assembly.

925 (d) All initial appointments to the task force shall be made not later  
926 than thirty days after the effective date of this section. Any vacancy shall  
927 be filled by the appointing authority.

928 (e) The speaker of the House of Representatives and the president pro  
929 tempore of the Senate shall select the chairpersons of the task force from  
930 among the members of the task force. Such chairpersons shall schedule  
931 the first meeting of the task force, which shall be held not later than sixty  
932 days after the effective date of this section.

933 (f) The administrative staff of the joint standing committee of the  
934 General Assembly having cognizance of matters relating to housing  
935 shall serve as administrative staff of the task force.

936 (g) Not later than January 1, 2024, the task force shall submit a report  
937 on its findings and recommendations to the joint standing committee of  
938 the General Assembly having cognizance of matters relating to housing,  
939 in accordance with the provisions of section 11-4a of the general statutes.  
940 The task force shall terminate on the date that it submits such report or  
941 January 1, 2024, whichever is later.

<p>This act shall take effect as follows and shall amend the following sections:</p>
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Section 1	<i>October 1, 2023</i>	47a-23
Sec. 2	<i>October 1, 2023</i>	47a-42
Sec. 3	<i>October 1, 2023</i>	New section
Sec. 4	<i>October 1, 2023</i>	47a-4(a)
Sec. 5	<i>October 1, 2023</i>	47a-15a
Sec. 6	<i>October 1, 2023</i>	47a-6a(a) and (b)
Sec. 7	<i>October 1, 2023</i>	New section
Sec. 8	<i>October 1, 2023</i>	47a-58
Sec. 9	<i>October 1, 2023</i>	New section
Sec. 10	<i>October 1, 2023, and applicable to assessment years commencing on or after October 1, 2023</i>	12-63b
Sec. 11	<i>October 1, 2023</i>	8-395
Sec. 12	<i>October 1, 2023</i>	29-263
Sec. 13	<i>October 1, 2023, and applicable to assessment years commencing on or after October 1, 2023</i>	New section
Sec. 14	<i>October 1, 2023</i>	New section
Sec. 15	<i>October 1, 2023</i>	New section
Sec. 16	<i>from passage</i>	New section
Sec. 17	<i>October 1, 2023</i>	New section
Sec. 18	<i>from passage</i>	New section
Sec. 19	<i>from passage</i>	New section